

**Flat 3 1a, Adams Avenue
Abington
NORTHAMPTON
NN1 4LQ**

£775 Per Month



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PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** A one-bedroom flat located on the second floor, offering a modern kitchen with appliances, a modern shower room with a double shower cubicle, radiator heating, and double glazing. The property is located within easy walking distance of shops and restaurants along the Wellingborough Road. ****Unfurnished, sorry no pets****

Entrance Hall

Entry through partly glazed door, entry phone, coat hanging rack.

Lounge

11'1" x 10'1" (3.40 x 3.08)

Cupboard housing gas fired combination boiler, double panel radiator, window to front elevation.

Kitchen

7'8" x 6'8" (2.35 x 2.05)

Fitted with white base and wall mounted cupboards, square edge work surface space, inset single drainer stainless steel sink unit, fitted electric oven, inset electric hob with extractor fan over, fitted washing machine and fridge, corner breakfast bar area, half tiling to walls, radiator, access to loft area, laminate flooring.

Bedroom

11'3" x 7'5" max (3.43 x 2.28 max)

Double wardrobe, radiator, shelving, window to front elevation.

En Suite Shower Room

Double shower cubicle, pedestal wash hand basin with tiled splashbacks, close coupled WC, heated chrome towel rail, recess with shelving, spotlights to ceiling, laminate flooring.

Externally

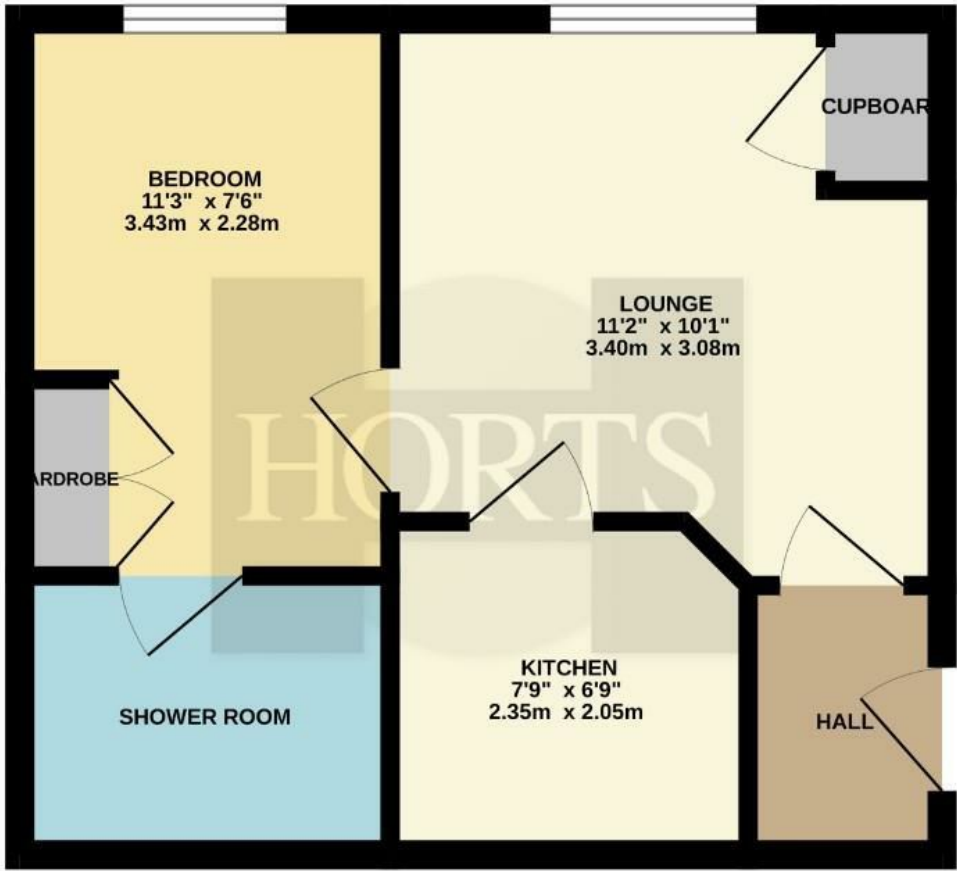
Courtyard

The property is accessed via a small, enclosed, and gated communal area, which is secured with a combination key lock.

Agents Notes

Council Tax Band: A

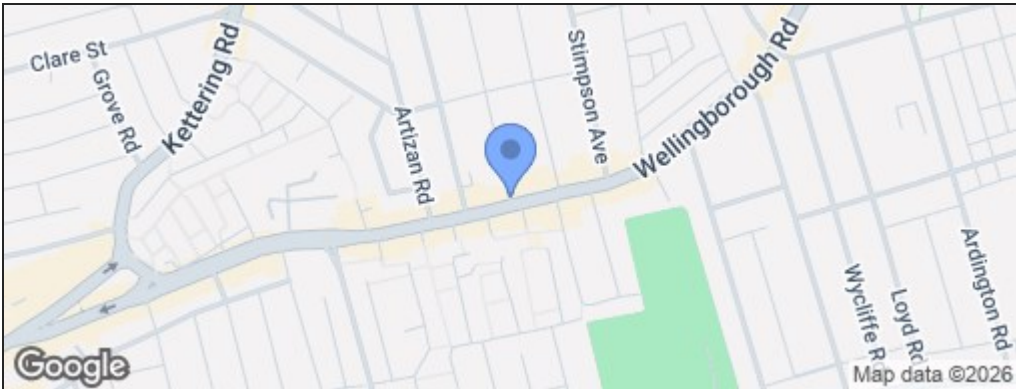
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.